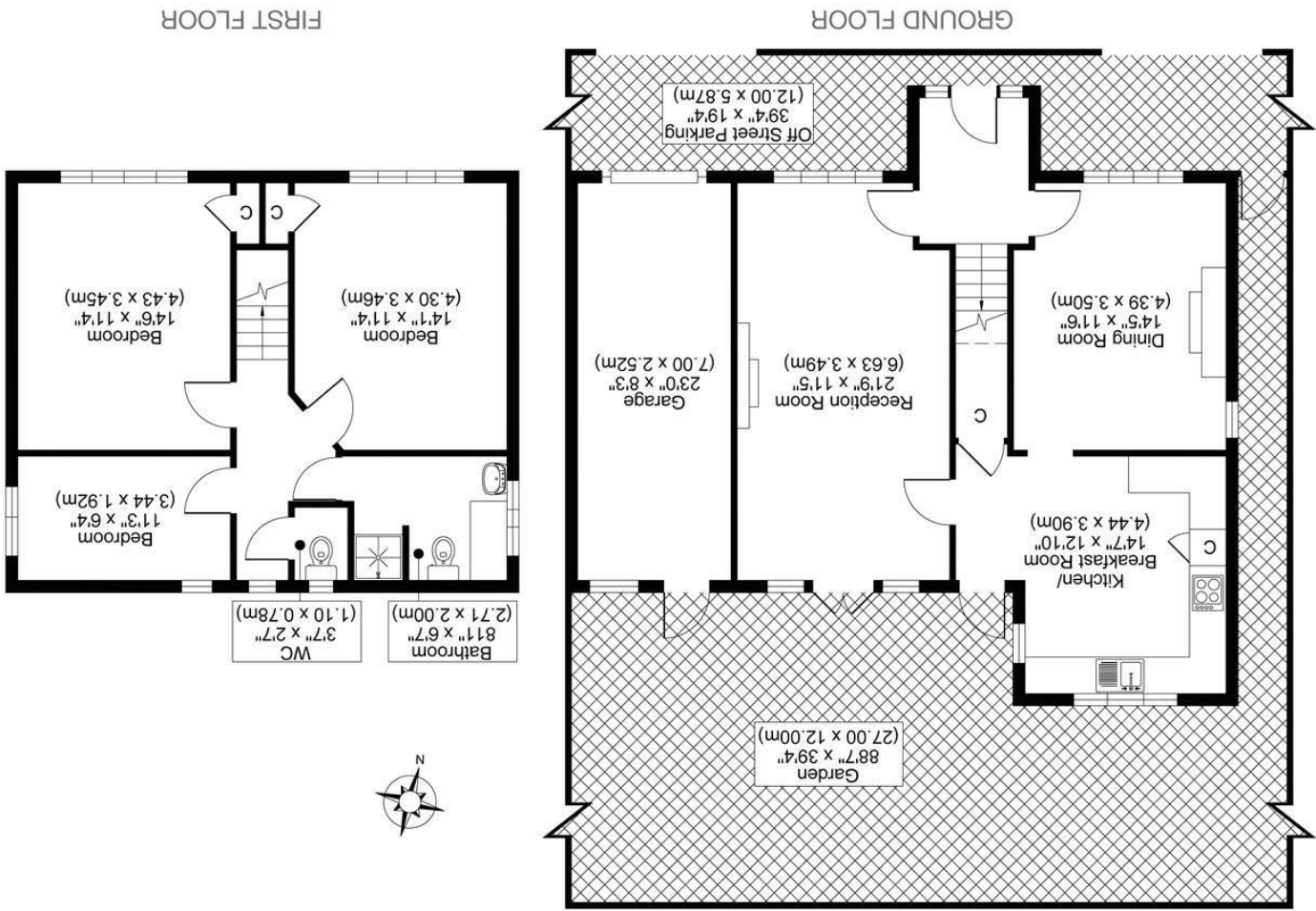


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





4 Shirley Avenue

Sutton, SM1 3QD

No Onward Chain £750,000

Open Day - Saturday 29th August. Silverman Black is delighted to offer this charming and characterful detached house located on the ever popular Poet's Estate, with no onward chain. The ground floor accommodation comprises of a welcoming entrance hall, a dual aspect living room with French doors to the rear garden, a good sized and separate dining room, a large extended kitchen, with space for a set of table and chairs, whilst upstairs there are two double bedrooms, a generous single bedroom, the family bathroom and separate WC. While already extended the property still has potential to extend further across the rear and/or via a garage conversion (STPP). Externally, there is a "carriage" driveway to the front of the house affording off street parking for 3 vehicles and a single attached garage to the side - but the rear garden is a particular delight - a mature and well-maintained area extending over 80 ft and enjoying a sunny south facing aspect - perfect for entertaining, family BBQs or just enjoying a quiet "al-fresco" dinner - with a patio and large lawn, rear access to the full length garage and a semi buried Anderson Air Raid shelter! The house is ideally located only 7 minutes walk from Carshalton BR station (0.3 miles) and less than 5 minutes walk from both St Philomena's Girls School and St Mary's RC Junior school whilst The Grove, The Ponds, All Saints Church and the Village Center are all just over 0.5 miles distant (c. 10 minutes walk). Viewing is very strongly recommended - so please call today to book your appointment.



- Beautiful 3 bedroom. double-fronted, detached family home set in a desirable location with potential to extend (STPP).
- Comprised of two spacious reception rooms and a large, extended kitchen on the ground floor.
- Three good sized bedrooms (two doubles and a generous single room), a family bathroom suite and additional W.C. upstairs
- Sunny south facing rear garden extending over 80ft with patio and large lawn, also including a 1930's Anderson Air Raid Shelter
- Front shingle driveway with parking for three or more cars and a full length garage to the side
- Great access to several exemplary local schools and transport links in and out of London.
- EPC Rating: Current - 54 (E)/Potential - 78 (C)
- Council Tax Band: F
- Viewing highly recommended, only 5 properties in the postcode have sold in the last 10 years!
- Call the office today to book your appointment

